



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

BRENNON T. MORIOKA
DIRECTOR

Deputy Directors
MICHAEL D. FORMBY
FRANCIS PAUL KEENO
BRIAN H. SEKIGUCHI
JIRO A. SUMADA

IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

AMENDMENT NO. 2 TO LEASE NO. DOT-A-06-0002
EXTENSION OF LEASE TERM TO IASS (HAWAII), LLC
HONOLULU INTERNATIONAL AIRPORT

OAHU

APPLICANT:

IASS Hawaii, LLC, a Hawaii limited liability company

LEGAL REFERENCE:

Section 171-59(b), Hawaii Revised Statutes

LOCATION AND TAX MAP KEY:

Central Concourse (Building 350), Ground Level, Room No. 152A, designated as Space No. 350-152A, Overseas Terminal, being a portion of Honolulu International Airport, Honolulu, Island of Oahu and identified by Tax Map Key: 1st Division, 1-1-03: Portion of 50, as shown and delineated on the attached map labeled Exhibit A.

AREA:

Space No. HNL-350-152A, containing a floor area of approximately 963 square feet

ZONING:

State Land Use District: Urban
City and County of Honolulu LUO: Industrial (I-2)

LAND TITLE STATUS:

Section 5(a) lands ("non-ceded") of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES__ NO X

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3201, dated June 8, 1983, setting aside 3,152.177 acres designated as Honolulu International Airport under the control and management of the Department of Transportation, Airports Division, State of Hawaii, for Airport Purposes.

CHARACTER OF USE:

To operate and maintain a VIP passenger lounge to provide food, beverage, flight information, newspapers and magazines, a business corner, internet connection, and fax service for premier members of specific credit card companies. According to the Applicant, the credit card issuers will be under contract with IASS Co. Ltd. (IASS), the Applicant/Lessee's parent company.

TERM OF LEASE EXTENSION:

Commencing July 1, 2009 and terminating on June 30, 2014 for a period of five (5) years.

LEASE RENT:

\$51,039.00 per annum, based on \$50.00 per square foot per annum, plus \$3.00 per square foot per annum for air conditioning, paid in advance in twelve, equal monthly installments of \$4,253.25 on the first day of each calendar month.

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

In accordance with the Comprehensive Exemption List approved by the Environmental Council and dated December 16, 1992, the subject request qualifies under exempt Class of Action No. 1 – "Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing."

REMARKS:

The Department of Transportation, Airports Division (DOTA) and the Lessee entered into Lease No. DOT-A-06-0002 for lounge space to provide food, beverage, flight information, newspapers and magazines, a business corner, internet connection, and fax services from Space No. 350-152A at Honolulu International Airport to premier members of selected credit card companies.

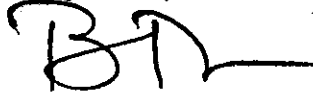
The Lessee is requesting a five (5) year extension to the existing lease. The DOTA, in the public interest, has no objection to this request.

RECOMMENDATION:

That the Board approve of Amendment No. 2 to Lease No. DOT-A-06-0002 as hereinabove outlined and the following additional terms and conditions:

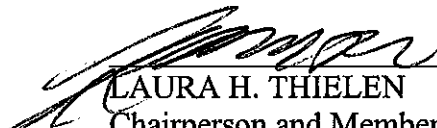
1. Review and approval by the Department of the Attorney General.
2. Such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State.

Respectfully submitted,



BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation

APPROVED FOR SUBMITTAL:


LAURA H. THIELEN
Chairperson and Member

